

IN RE: PETITION FOR ZONING VARIANCE
N/S Dogwood Road at E/S of
Rolling Road
(Dogwood Station)
2nd Election District
2nd Councilmanic District
Dogwood Associates Ltd. Part.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-280-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit two (2) illuminated shopping center identification signs on two thoroughfares opposite non-commercially zoned property, and to permit 472 parking spaces in lieu of the required 517 for an existing shopping center in accordance with Petitioner's Exhibit 1.

The Petitioners, by John Colvin, General Partner, appeared, testified and was represented by Newton A. Williams, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as the Dogwood Station Shopping Center, consists of 12.07 acres predominantly zoned B.L., and is proposed for expansion as depicted on Petitioner's Exhibit 1. Petitioners are desirous of erecting two illuminated identification signs to identify the subject shopping center. Testimony and evidence presented indicated that Petitioners have gone to great lengths to make the shopping center conform to the architectural character of the surrounding community and have attempted to appropriately landscape the site to lessen its visual impact. Evidence presented in Petitioner's Exhibit 4 indicated that the requested signage will be tastefully done to remain consistent with the architectural scheme of the shopping center and the surrounding community. Petitioners testified the requested parking variance is necessary as a

result of the proposed expansion. Testimony indicated the proposed parking layout is more than adequate to accommodate the expansion.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of July, 1991 that the Petition for Zoning Variance to permit two (2) illuminated shopping center identification signs on two thoroughfares opposite non-commercially zoned property, and to permit 472 parking spaces in lieu of the required 517 for an existing

shopping center, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioners may apply for their permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
Date 7/3/91
By [Signature]

- 2 -

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

July 3, 1991

887-3353

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
210 W. Pennsylvania Avenue, Suite 700
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
N/S Dogwood Road at E/S Rolling Road
(Dogwood Station)
2nd Election District - 2nd Councilmanic District
Dogwood Associates Limited Partnership - Petitioners
Case No. 91-280-A

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-280-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2 of the Zoning Ordinance to permit two (2) illuminated shopping center identification signs on two thoroughfares opposite non-commercially zoned property, i.e. Rolling Road and Dogwood Road, and from Section 409.6 A.2 to permit 472 parking spaces in lieu of the required 517 parking spaces.

1. That the subject property is a neighborhood shopping center which needs appropriate signage on its two sides to properly function and inform the public.
2. That the center as well as the sign will be done in good taste to harmonize with area.
3. That without appropriate signage the center cannot properly function as it was intended to, and the requested variance will not adversely affect the health, safety, and welfare of the area involved and without it the Petitioners will sustain practical difficulty and unreasonable hardship.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Newton A. Williams, Esquire

Nolan, Plumhoff & Williams, Chd.

(Type or Print Name)

Signature

210 West Pennsylvania Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 823-7800

Legal Owner(s):

Dogwood Associates Limited Partnership

(Type or Print Name)

Signature

Mr. John Colvin, General Partner

(Type or Print Name)

Signature

124 Slade Avenue

Address

Baltimore, Maryland 21208

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Newton Williams

210 W. Pennsylvania Avenue

Address

Towson, MD 21204

Phone No. 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 12 day

of DECEMBER, 1990, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that the property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 28 day of FEBRUARY, 1991, at 10 o'clock

A.M.

By J. Robert Haines

Zoning Commissioner of Baltimore County

REVISED PLANS (over)

3/29/91

7/1/91

at anytime

est time - 4.45 min

SUPPLEMENTAL REASONS FOR VARIANCE

Item No. 215, Case No. 91-280-A

1. That unforeseen restaurant tenants have recently expressed an interest in Dogwood Station compelling an increase in the center's parking requirement.
2. That there is no room on the Dogwood Station property to provide additional parking.
3. That without the requested parking variance, the Petitioners will sustain practical difficulty and unreasonable hardship.

M. A. W.

M. & H. DEVELOPMENT ENGINEERS, INC.

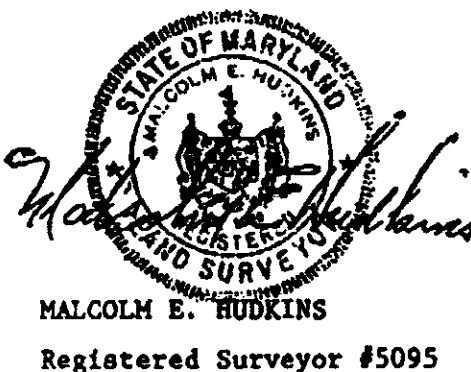
200 EAST JOFFA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

Towson Office
Malcolm E. Hudkins
Registered Surveyor
Phone 825-9000

NOVEMBER 8, 1990

DESCRIPTION FOR SIGN VARIANCE SECTION 413.2C "DOGWOOD STATION"

Beginning from the same from the center line intersection of Rolling Road, (70' R/W) and Dogwood Road, (50' R/W, ultimate 60' R/W) the two (2) following courses and distances 1) easterly 38 feet more or less, 2) northerly 30 feet more or less thence from Point of Beginning, N 64° 16' 12" W 4.45 feet thence N 22° 05' 30" W 42.06 feet thence with a radius to the right 2829.79 feet and arc length 910.57 feet thence N 03° 39' 18" W 127.10 feet, thence N 87° 02' 31" E 639.64 feet thence S 02° 57' 29" E 427.97 feet thence S 79° 23' 13" W 291.54 feet thence with a radius to the left 622.29 feet an arc length 86.06 feet, thence S 21° 42' 01" E 472.04 feet thence S 76° 28' 17" W 354.97 feet to the Place of Beginning. Containing 11.25 acres of land more or less.



91-280-A

#215

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting February 5, 1991
Posted for: Variance
Petitioner: Dogwood Associates Limited Partnership
Location of property: Rolling Rd. Dogwood Road and E/S Rolling Road
Location of Sign: East side of Rolling Road opposite 275' North
Remarks: See signed sign attached 2-5-91
Posted by: [Signature] Date of return: February 8, 1991
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 19, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 16, 1991.

THE JEFFERSONIAN,

S. Zake-Orlman
Publisher

\$37.52

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 10:00 a.m.

Case Number: 91-280-A
Corner 140 Dogwood Road and E/S Rolling Road
"Dogwood Station"
2nd Election District
2nd Councilmanic District
Petitioner(s):
Dogwood Associates Limited Partnership
Hearing Date: Tuesday, June 11, 1991 at 10:00 a.m.

Variance to permit two (2) illuminated shopping center identification signs on two thoroughfares opposite non-commercially zoned property and to permit 472 parking spaces in lieu of the 517 parking spaces.

J. ROBERT HAINES
Zoning Commissioner
Baltimore County
5/18/91 May 18

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 6, 1991

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-280-A
Corner N/S Dogwood Road and E/S Rolling Road
"Dogwood Station"
2nd Election District - 2nd Councilmanic
Petitioner(s): Dogwood Associates Limited Partnership
HEARING: TUESDAY, JUNE 11, 1991 at 9:00 a.m.

Variance to permit two illuminated shopping center identification signs on two thoroughfares opposite non-commercially zoned property and to permit 472 parking spaces in lieu of the 517 parking spaces.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Dogwood Associates Limited Partnership
Newton A. Williams, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 18, 1991

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-280-A
Corner N/S Dogwood Road and E/S Rolling Road
"Dogwood Station"
2nd Election District - 2nd Councilmanic
Petitioner(s): Dogwood Associates Limited Partnership
HEARING: THURSDAY, FEBRUARY 28, 1991 at 10:00 a.m.

Variance to permit two illuminated shopping center identification signs on two thoroughfares opposite non-commercially zoned property.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Dogwood Associates Limited Partnership
Newton A. Williams, Esq.

6-11 91-280-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: June 3, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Dogwood Associates Limited Partnership, Item No. 215
SUPPLEMENTARY COMMENT

This office has met with the petitioner's attorney, Mr. Newton Williams, to discuss the proposed sign treatment of the subject property. A shopping center identification sign and free standing sign details were submitted. These drawings were dated April 24, 1991 and April 1, 1991, respectively. The staff finds the scale, location (as shown on the revised plat), and design aspect of the proposed signs acceptable.

Regarding Mr. Williams' request to enlarge the free standing sign beyond what is shown on the drawing, this office feels that any increase in size would negatively impact the existing residences along Dogwood Road.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM215.REV/ZAC1

received

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 19, 1991

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams, Chtd
700 Court Towers
210 West Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 215, Case No. 91-280-A
Petitioner: Dogwood Associates, et al
Petition for Zoning Variance

Dear Mr. Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. John Colvin
Dogwood Associates Limited Partnership
124 Slade Avenue
Baltimore, MD 21208

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
12th day of December, 1990.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Dogwood Associates, et al
Petitioner's Attorney: Newton A. Williams

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: February 1, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Dogwood Associates Limited Partnership, Item No. 215

The petitioner requests a Variance to permit two (2) illuminated shopping center identification signs on two (2) thoroughfares opposite non-commercially zoned property.

Staff recommends that the size of these signs be reduced since the tenant store signs are close enough to the road to be visible. Any identification sign shall indicate the name of the center and an anchor tenant only.

This site is opposite Emmarts Methodist Church, a historic site, and as such, any visual impact should be minimized. On February 2, 1989, this project received CRG approval and at that time the issue of mitigating the impact of development on Emmarts Church was of primary concern.

In summary, staff recommends that the petitioner meet with this office in order to develop a sign treatment whose impact will not adversely affect the community or the historic Emmarts Church.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM215/ZAC1

received
2/5/91

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering



401 Bosley Avenue Suite 405
Towson, MD 21204

887-3554
Fax 887-5784

December 10, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item #215
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

ZAC December 11, 1990
Dogwood Assoc. Limited
N.E. corner Dogwood Road
and Rolling Road
B.L./D.R.5.5
Variance to permit two
illuminated shopping center
identification signs on two
thoroughfares opposite
non-commercially zoned
property.
12.07 acres
2nd Election District
2nd Councilmanic District

Dear Mr. Haines:

Please see the C.R.G. comments for this site.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lab

received
12/15/90

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

DECEMBER 3, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Dennis F. Rasmussen
Dennis F. Rasmussen
County Executive

RE: Property Owner: DOGWOOD ASSOCIATES LIMITED PARTNP.

Location: CORNER OF N/S DOGWOOD ROAD
AND E/S ROLLING ROAD

Item No.: 215 Zoning Agenda: DECEMBER 11, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Pat Keller* 12-3-90 Noted and Approved *Pat Keller*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/REK

received
12/14/90

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
December 4, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES
SUBJECT: ZONING ITEM #: 215
PROPERTY OWNER: Dogwood Associates Limited Partnership
LOCATION: corner of N/S Dogwood Road & E/S Rolling Road
ELECTION DISTRICT: 2nd
COUNCILMANIC DISTRICT: 2nd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS (X) SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- (X) OTHER - Depending on the type of construction the proposed structures may or may not comply with Article 5 of the current Bldg code. The designer may wish to review Article 4 & 5 in relation to interior lot line setbacks.

PERMITS MAY BE APPLIED FOR 8 ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: November 30, 1990
FROM: Robert M. Bowling, P.E.
RE: Zoning Advisory Committee Meeting for December 11, 1990

The Development Engineering Division has reviewed the subject zoning items and has no comments for Items 205, 207, 209, 212 and 147 revised (7439 Gwa Spring Road).

For Item 214, the site is subject to minor subdivision comments.

For Item 215, the previous County Review Group comments are applicable.

Robert M. Bowling
ROBERT M. BOWLING, P.E., C.E.T.
Development Engineering Division

DWR:s

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 4, 1991

Newton A. Williams, Esq.
700 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Case Number(s): 91-280-A
Petitioner(s): Dogwood Associates Limited Partnership
Location: Dogwood Station

Dear Mr. Williams:

Confirming our telephone conversation, the above matter, previously set to be heard on June 11, 1991, has been postponed and rescheduled for TUESDAY, JUNE 25, 1991 at 2:00 p.m.

Very truly yours,

G. G. Stephens
(301)887-3391

cc: Dogwood Associates Limited Partnership

File

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(301) 887-3900
TELEFAX (301) 296-2765

JAMES D. NOLAN
WILFRED 2865
J. EARLE PLUMHOFF
(1940-1988)
RALPH E. DEITZ
(1914-1990)
WRITER'S DIRECT DIAL
823

February 22, 1991

The Honorable Ann M. Nastarowicz
Deputy Zoning Commissioner
Zoning Commissioner's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Dogwood Associates Limited Partnership
Sign Variance Case, Scheduled Hearing
Date: Thursday, 2/28/91, at 10:00 a.m.
Notice of Proposed Addition of Parking
Variance in Addition to Sign Variance

Dear Deputy Commissioner Nastarowicz:

Subsequent to this case being advertised and posted on January 18, 1991, we learned that the Dogwood Station Shopping Center will also need a parking variance.

The parking variance is necessitated by the fact that one of the retail stores calculated at the usual retail parking rates has been proposed to be leased by a pizza restaurant operation, and we have a significant prospect for another part of the shopping center.

In any case, as I told Gwen during the week of February 20th, we think that the most sensible solution would be to appear on the 28th, continue the case and try both the parking variance and the sign variance at a later date, rather than putting the Deputy Zoning Commissioner, any interested parties and everyone else through two hearings.

We are well aware of the fact that a modification fee to the existing case must be paid, as well as an additional advertising and posting fee over and above what other

Referrals
PERSONNEL(S) SIGN-IN SHEET

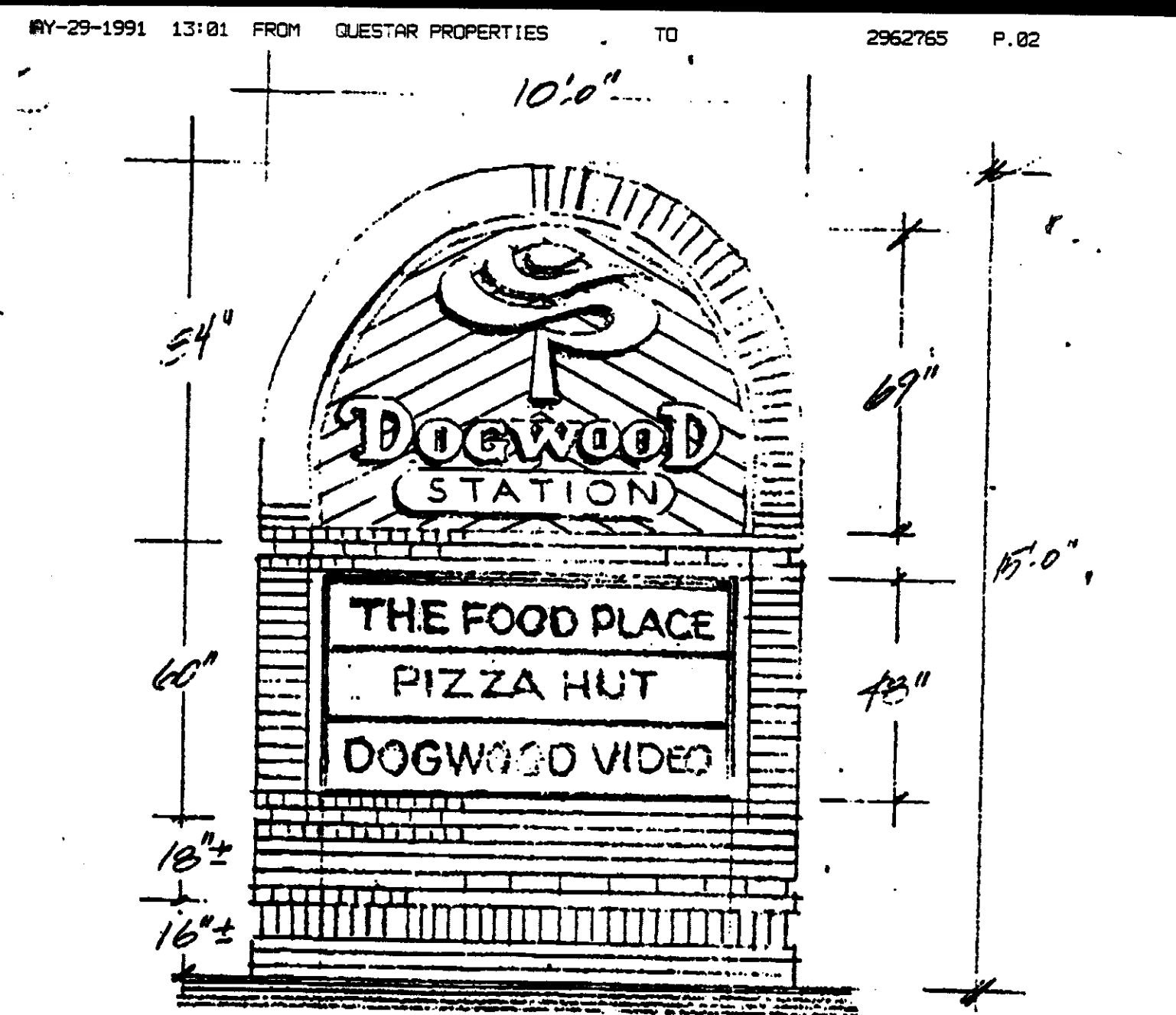
NAME	ADDRESS
Newton Williams	700 Court Towers 21204
Vince Mahan	100 Hulls Rd. 21204
John Calvin	124 Maple Ave 21208
Mary Gorman	137 Talbott Ct. 21204



COMPANY	2315 18th PL., N. E. WASH., D. C. 20018 (202)529-8884	CLIENT QUESTAR	DATE 4/11/91	REPR. AG
		JOB ADDRESS	SCALE	ARTIST



Petitioner's
Exhibit 2



DRIBLE EXHIBIT 2
WEEKLY SIGN AND MONTH SIGN 4/24/91

91-280 A PETITIONER'S EXHIBIT 4 Rolling Road sign

2315 18th PL., N. E. WASH., D. C. 20018 (202)529-8884	CLIENT QUESTAR JOB ADDRESS DOGWOODS
---	--

ZONING NOTICE
VARIANCE

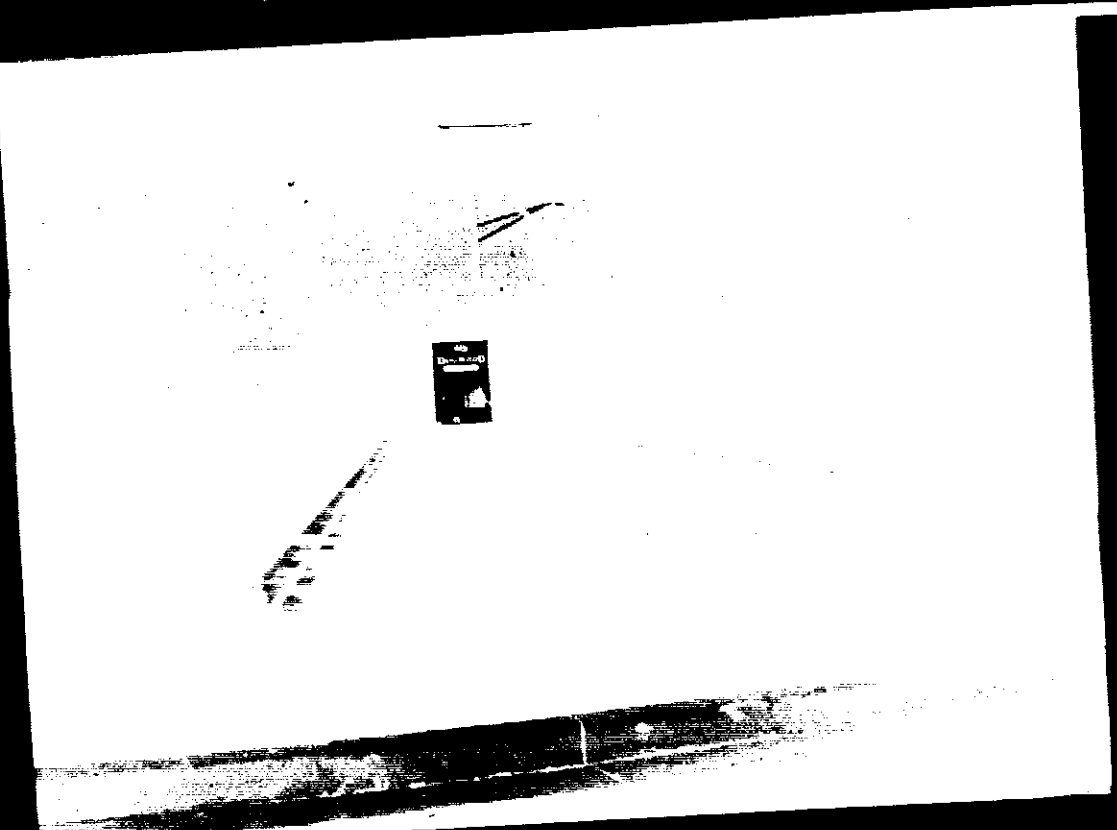
PLACE THIS NOTICE ON THE PROPERTY
FOR 10 DAYS
DATE: 10-1-2004
BY: [illegible]

B. Dogwood Station
Main Stores
NE/C North Rolling Road
and
Dogwood Road

C. Present Dogwood signs
to be removed

**PETITIONER'S
EXHIBIT 3 A**

91-280A



F. Looking South from Southernmost
Dogwood Road Entrance

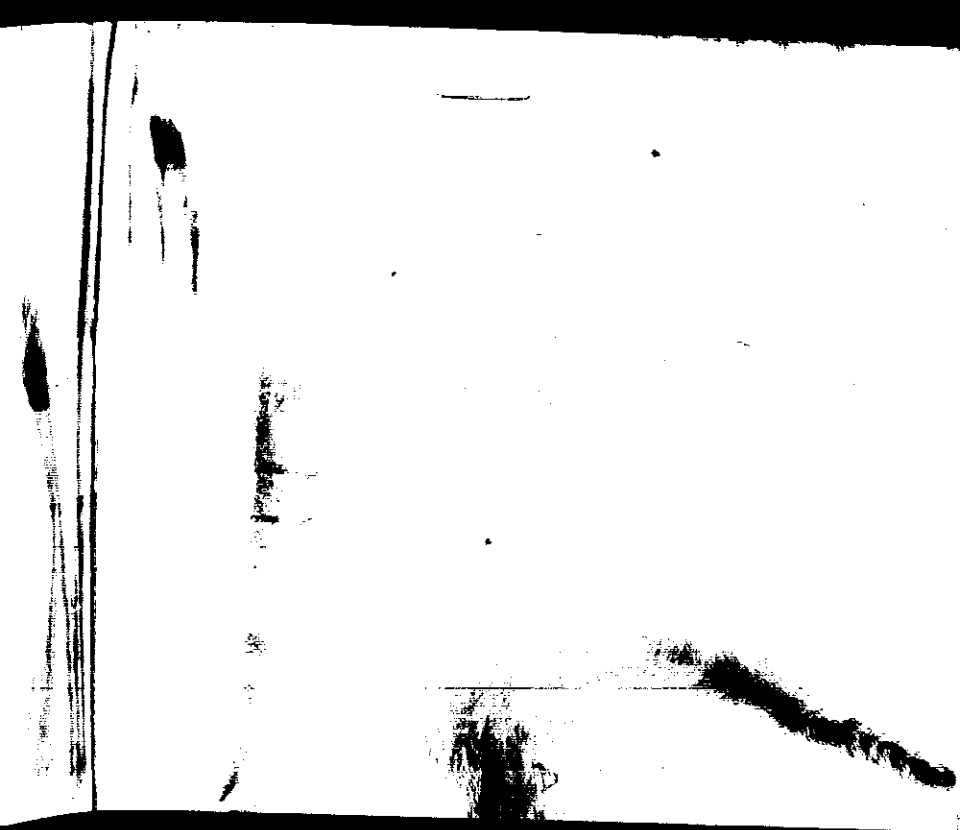
G. Driveway Store on Dogwood Station site

**PETITIONER'S
EXHIBIT 3 C**

91-280A



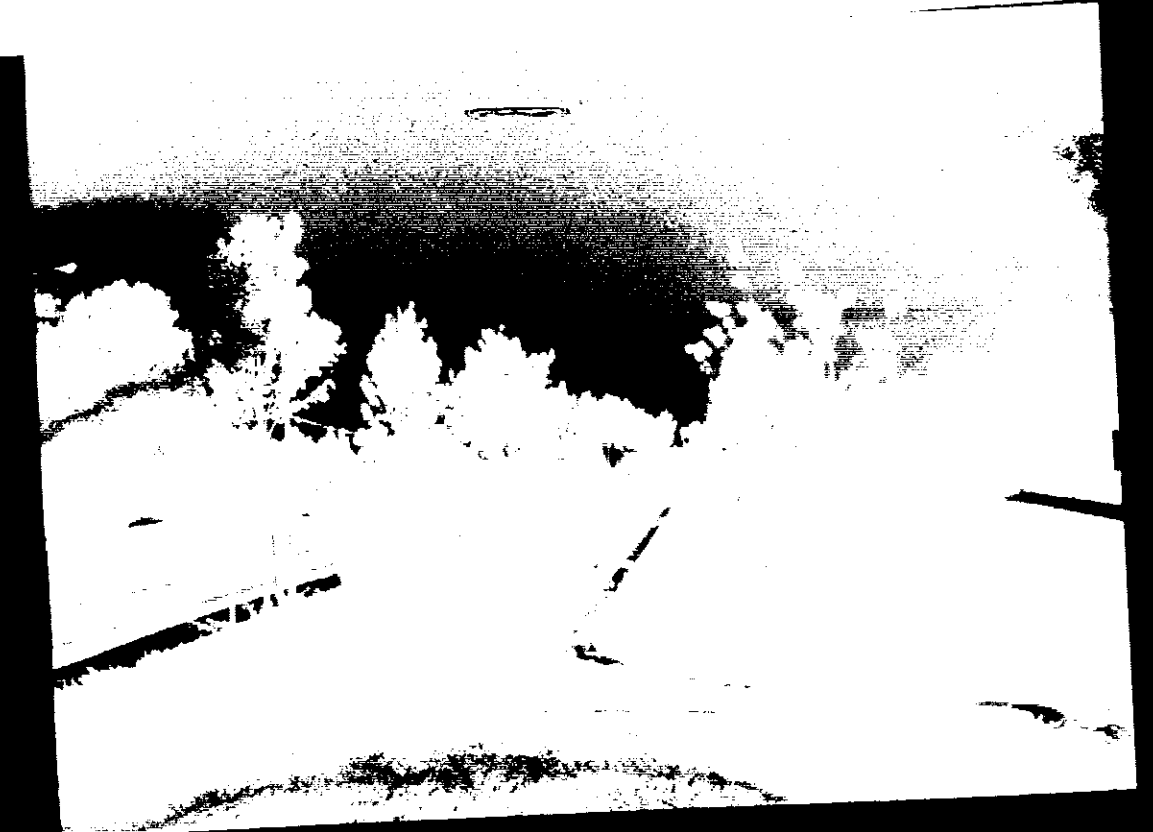
J. Looking West on Dogwood Road from
entrance - proposed sign location
to right of sidewalk



K. Looking West on Dogwood Road to
signal at North Rolling Road

**PETITIONER'S
EXHIBIT 3 E**

91-280A



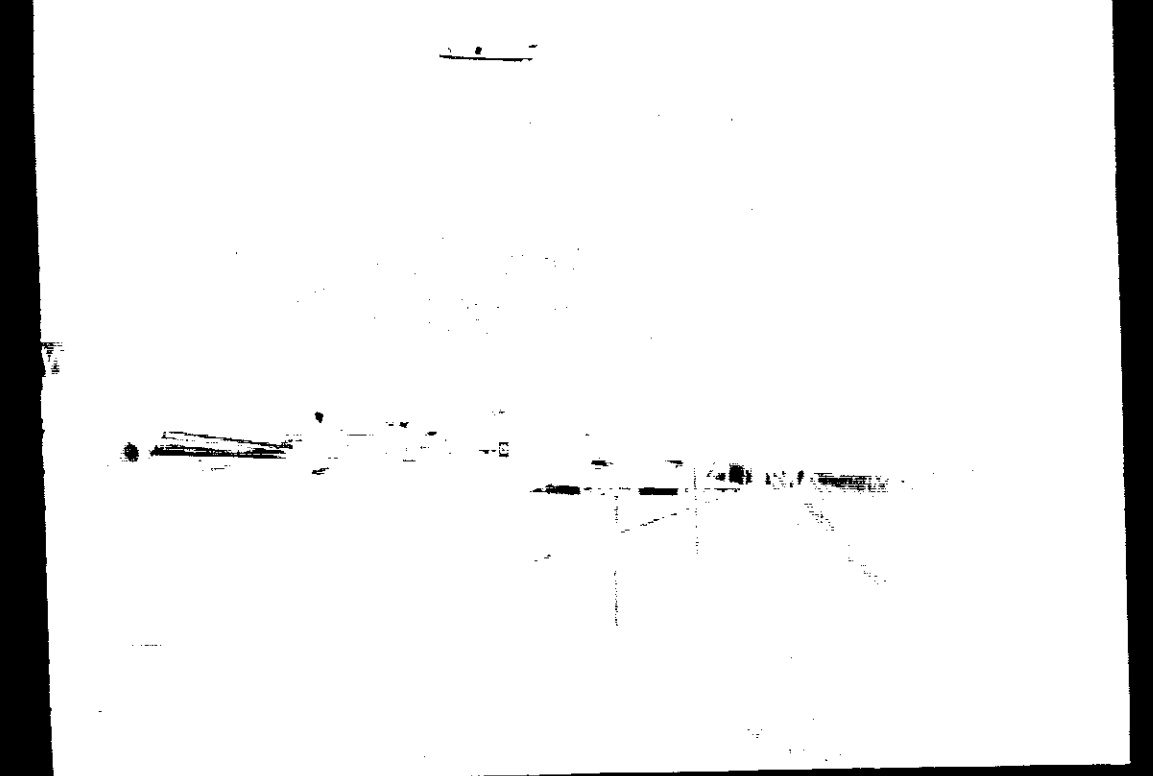
D. Looking N on Rolling Road
from Northern Entrance



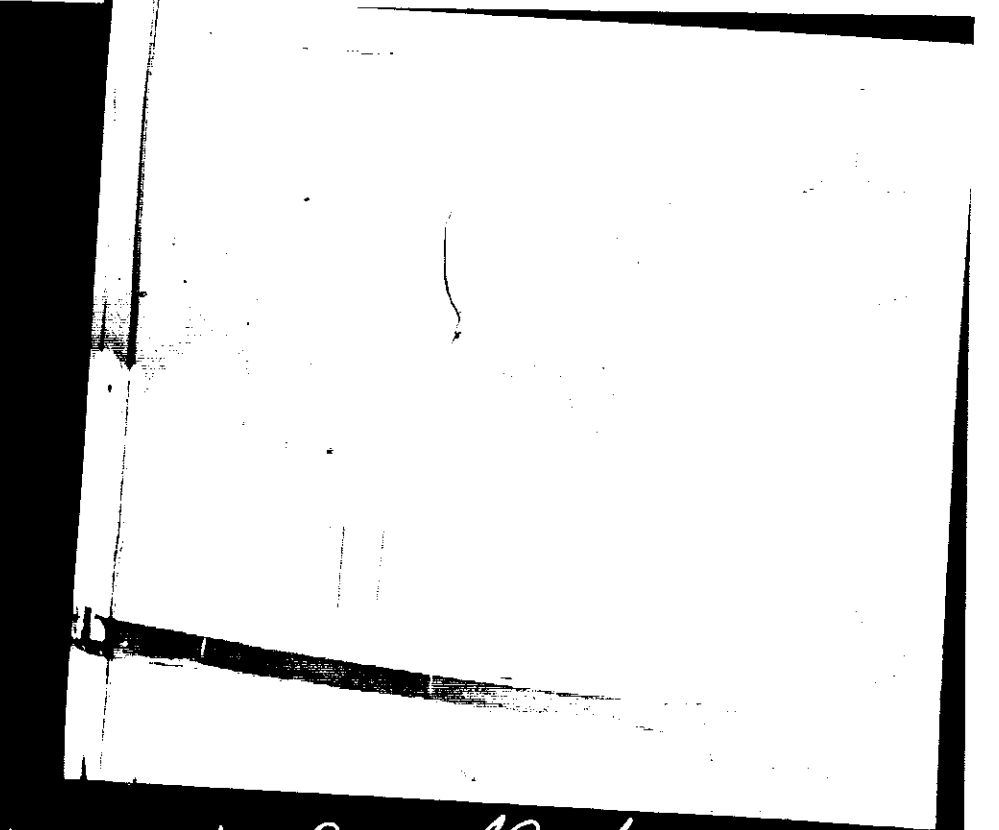
E. Looking S on Rolling Road from N. West
Entrance

**PETITIONER'S
EXHIBIT 3 B**

91-280A



H. Central Dogwood Station Drive, Landscaping
and Screening



I. Looking East on Dogwood Road from
Dogwood Road Entrance

**PETITIONER'S
EXHIBIT 3 D**

91-280A



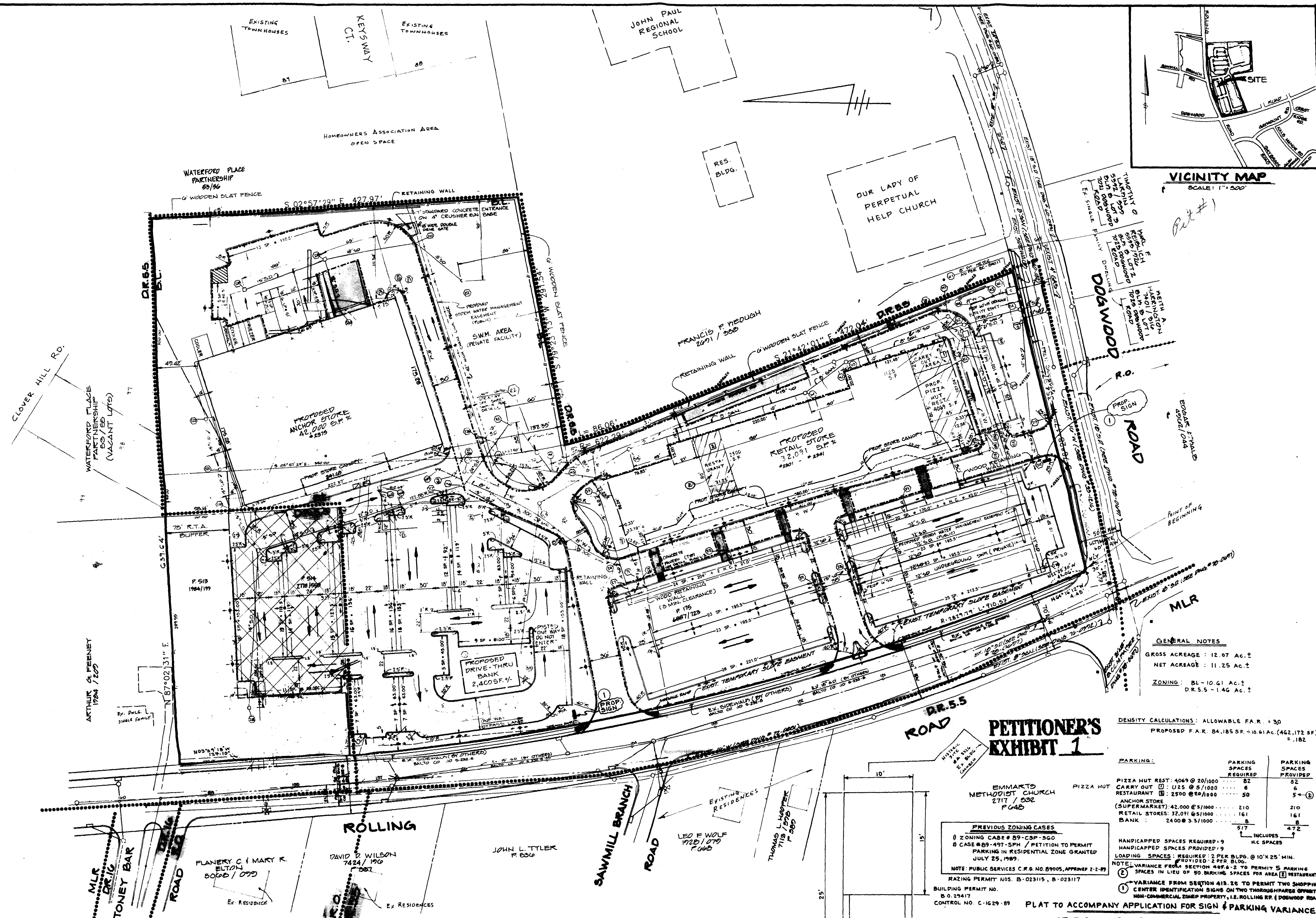
L. South end on Dogwood Station
on Rolling Rd. - N/S



M. Emmerts Methodist Church
at NW/C of Rolling Rd.
Dogwood Rd.

**PETITIONER'S
EXHIBIT 3 F**

91-280A



VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES
GROSS ACREAGE: 12.07 AC. ±
NET ACREAGE: 11.25 AC. ±
ZONING: BL-10.61 AC. ±
DR.5.5 - 1.46 AC. ±

DENSITY CALCULATIONS: ALLOWABLE F.A.R. = 30
PROPOSED F.A.R. 84,185 SF ÷ 10.61 AC. (462,172 SF) = 182

PETITIONER'S EXHIBIT 1

EMMARTS METHODIST CHURCH
2717 / 532
F 648

PREVIOUS ZONING CASES
B ZONING CASE # 89-CSP-560
B CASE # 89-4ST-SPH / PETITION TO PERMIT PARKING IN RESIDENTIAL ZONE GRANTED JULY 25, 1989.
NOTE: PUBLIC SERVICES C.R.G. NO. 89005, APPROVED 2-2-89
RAZING PERMIT NOS. B-023115, B-023117
BUILDING PERMIT NO. B.O. 29417
CONTROL NO. C-1629-89

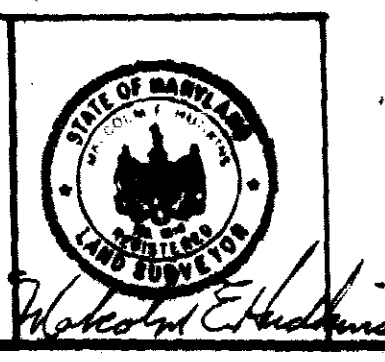
PARKING:	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
PIZZA HUT REST. 4069 @ 20/1000	82	82
CARRY OUT @ 1125 @ 5/1000	6	6
RESTAURANT @ 2500 @ 20/1000	50	54-1
ANCHOR STORE (SUPERMARKET) 42,000 @ 5/1000	210	210
RETAIL STORES 32,091 @ 5/1000	161	161
BANK 2400 @ 3.3/1000	8	8
	517	472

HANDICAPPED SPACES REQUIRED: 9
HANDICAPPED SPACES PROVIDED: 9
LOADING SPACES: REQUIRED: 2 PER BLDG. @ 10'x25' MIN. SPACES IN LIEU OF 50 PARKING SPACES FOR AREA 2 RESTAURANT
NOTE: VARIANCE FROM SECTION 407.6-2 TO PERMIT 5 PARKING SPACES IN LIEU OF 50 PARKING SPACES FOR AREA 2 RESTAURANT
① VARIANCE FROM SECTION 415.26 TO PERMIT TWO SHOPPING CENTER IDENTIFICATION SIGNS ON TWO THOROUGHFARES OPPOSITE NON-COMMERCIAL ZONED PROPERTY, I.E. ROLLING RD. (DOGWOOD ROAD)

PLAT TO ACCOMPANY APPLICATION FOR SIGN & PARKING VARIANCE
DOGWOOD STATION

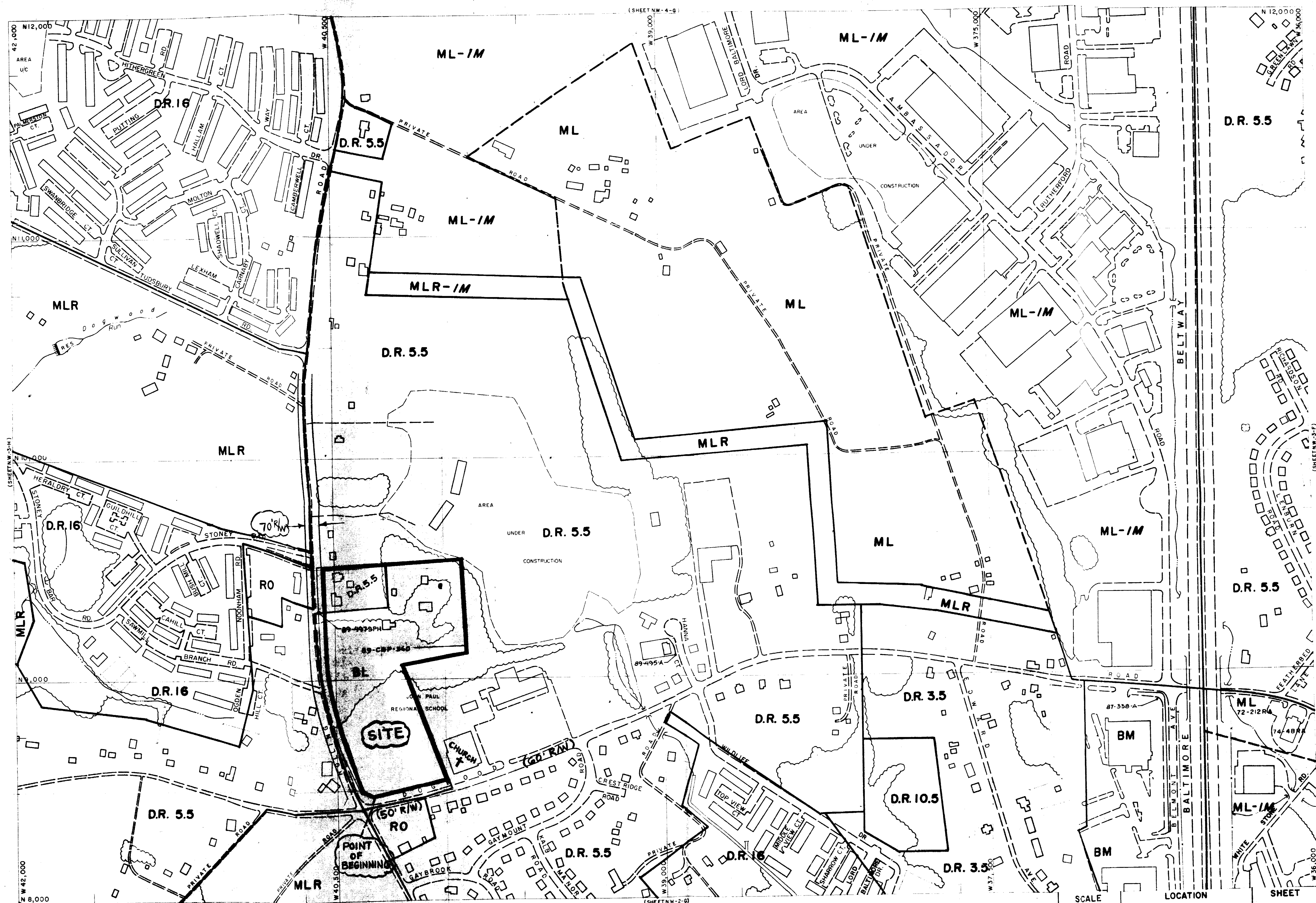
2ND ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 40' NOVEMBER 1, 1990
COUNCILMANIC DISTRICT: 2 REVISED: FEB. 25, 1991.
CENSUS TRACT: 4024.01 REVISED: MAR. 12, 1991
WATERSHED: DOAPS RUN
SUBWERSHED: 70
ZONING: BL (DR.5.5)

MM DEVELOPMENT ENGINEERS, INC.
200 EAST JOPPA ROAD,
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
(301) 828-9080



OWNER / DEVELOPER
DOGWOOD ASSOCIATES LIMITED PARTNERSHIP
C/O MR. JOHN COLVIN
124 SLADE AVENUE
BALTIMORE, MARYLAND 21205
486-1234

PROPOSED SIGN
150 SQ. FT. PER SIDE



L - SE
L - NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
J 13, 1988
Bill No. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

M. & H. DEVELOPMENT ENGINEERS, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
BELMONT
AREA
#1215

SHEET
N.W.
3-G

SIGN VARIANCE ~ DOGWOOD STATION